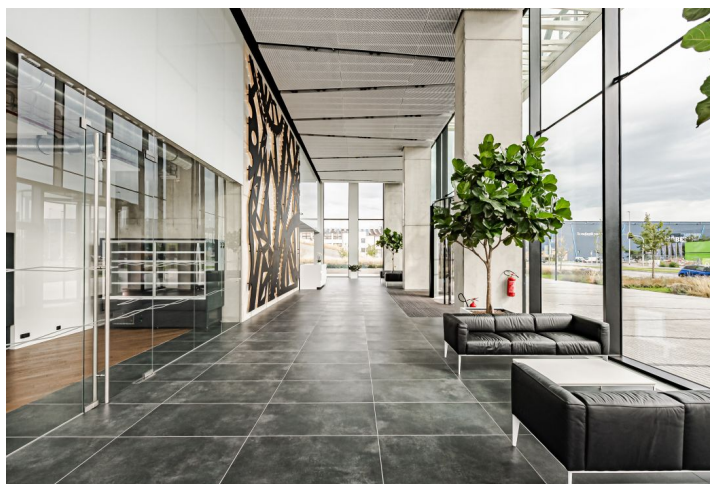


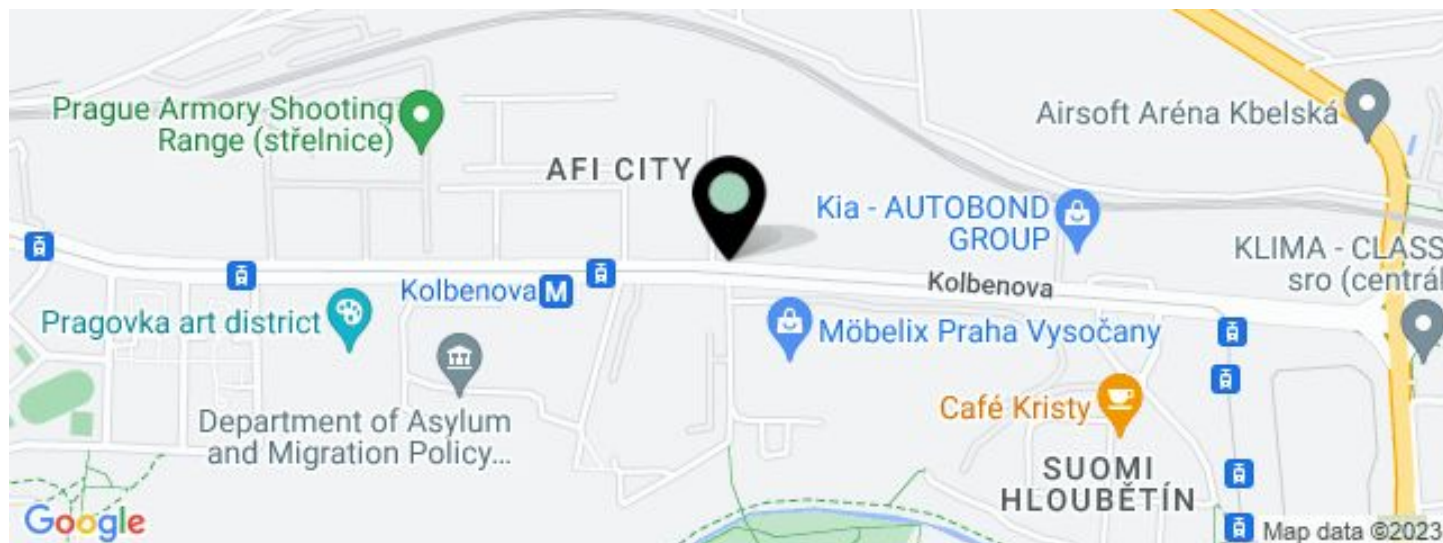


## Office building

800 m<sup>2</sup>, Prague 9, Libeň, Kolbenova

€ 13.50 / m<sup>2</sup> | CZK 339 / m<sup>2</sup>



**Office building**800 m<sup>2</sup>, Prague 9, Libeň, Kolbenova**€ 13.50 / m<sup>2</sup> | CZK 339 / m<sup>2</sup>**

| UNIT                    | AVAILABLE AREA     | SERVICES                              | PARKING              | MONTHLY RENT             |
|-------------------------|--------------------|---------------------------------------|----------------------|--------------------------|
| Office space, 5th floor | 470 m <sup>2</sup> | 140 CZK<br>monthly per m <sup>2</sup> | EUR 120 / ps / month | € 13.50 / m <sup>2</sup> |
| Office space, 4th floor | 330 m <sup>2</sup> | 140 CZK<br>monthly per m <sup>2</sup> | EUR 120 / ps / month | € 13.50 / m <sup>2</sup> |

**Office building**800 m<sup>2</sup>, Prague 9, Libeň, Kolbenova**€ 13.50 / m<sup>2</sup> | CZK 339 / m<sup>2</sup>**

|                         |                                    |
|-------------------------|------------------------------------|
| Service price           | 140 CZK monthly per m <sup>2</sup> |
| Total building area     | 15 783 m <sup>2</sup>              |
| Tenant consumption      | —                                  |
| Parking                 | 120 EUR                            |
| Parking service charges | —                                  |
| Parking ratio           | —                                  |
| Certification           | —                                  |
| PENB                    | A                                  |
| Reference number        | 31760                              |

**Office building with offices for lease designed by the CMC Architects architectural studio. It has 19 above-ground floors and offers tenants variable office solutions using the latest technologies and an original interior and exterior design. The top floor offers a terrace with panoramic views, accessible to all tenants. There will also be a restaurant with a garden, bike storage, and a charging station for electric cars.**

The building is designed to be energy-efficient and aims to achieve BREEAM Excellent Certification. Close to the project, there is a green oasis surrounded by the unique industrial atmosphere of Vysočany: Ovocny Sady na Klíčově. It is one of Prague's public orchards and is a quiet place to relax in as well as the home of many protected animals.

**Location:**

The project is located in a dynamically developing area of Prague 9, directly on Kolbenova Street. Excellent accessibility by public transport, right next to the Kolbenova metro station (line B) and tram and bus stops. Fast connection to the Prague Ring Road, and the D8 (Ústí n/Labem), the D10 (Liberec), and the D11 (Hradec Králové) highways. There is a full spectrum of civic amenities in the vicinity, and many shops, restaurants, and cafés in the Phoenix shopping center.

**Facilities and services:**

- elegant reception with a spacious entrance hall
- 24/7 access to the building and security
- access card system
- high-speed elevators
- flexible office space solutions
- standard illumination
- double floors
- floor boxes
- air conditioning
- hot water heating
- openable window modules
- sprinkler system
- optical cable
- parking in underground garages
- CCTV
- wheelchair access
- technical maintenance and cleaning service

Lease and service charges listed without VAT. Lessee pays no commission.